



Connells

Leylands Road
Burgess Hill



Property Description

A three bedroom home situated in a popular residential location close to two junior schools and Burgess Hill Academy, approximately one mile (10 mins walk) from Burgess Hill with its comprehensive range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast also a short walk to Lidl supermarket and Wivelsfield railway station. The property comprises in brief: porch, lounge, kitchen/diner and conservatory to the ground floor. The first floor offers three bedrooms and bathroom. Outside benefits from parking for two, side access to rear garden with outbuilding at rear.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch

Side aspect double glazed door, wood laminate flooring.

W.C

Low level wc, wash hand basin, tiled floor

Living Room

21' 8" x 11' 8" (6.60m x 3.56m)
Front aspect double glazed window, two side aspect double glazed windows, stairs to first floor, under stair storage cupboard, three radiators and wood laminate flooring

Kitchen/Diner

17' x 11' 11" (5.18m x 3.63m)
Rear aspect double glazed window and door to conservatory, eye & base units, worktops, stainless steel sink & drainer unit, built in electric hob & extractor over, built in electric oven, space for washing machine & Fridge freezer, tiled floor.

Conservatory

9' 10" x 9' 7" (3.00m x 2.92m)
Rear aspect double glazed french doors leading into garden, double glazed windows, radiator & wood laminate flooring.

Landing

Wood laminate flooring & storage cupboard

Bedroom One

11' 11" x 9' 4" (3.63m x 2.84m)

Rear aspect double glazed window, radiator & wood laminate flooring

Bedroom Two

11' 8" max x 10' 3" max (3.56m max x 3.12m max)

Front aspect double glazed window, radiator & wood laminate flooring.

Bedroom Three

7' x 6' 11" (2.13m x 2.11m)

Side aspect double glazed window, radiator & wood laminate flooring.

Bathroom

Side aspect double glazed window, Panel bath with shower attachment, shower cubicle, low level wc, wash hand basin, chrome ladder radiator & tiled floor

Front Garden

Brick paved driveway providing parking for two cars, side access to rear.





To view this property please contact Connells on

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EPC Rating: E

view this property online [connells.co.uk/Property/BGH405203](https://www.connells.co.uk/Property/BGH405203)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BGH405203 - 0004